

7-2-112. CLEAR VIEW OF INTERSECTING STREETS.

- (1) In addition to the other provisions contained in this Chapter, a clear view at the intersection of two streets shall be maintained within a triangular area formed by a diagonal line connecting lines at the top back of the curbs 40 feet from the projected intersection of such curb lines. To maintain this clear view, the following standards shall apply:
 - a. No solid-type fence or other visual obstructions between ~~two~~ three and seven feet in height from the street elevation (measured from the elevation of the adjoining sidewalk) shall be allowed;
 - b. Open-type fences or other obstructions which are at least 50 percent transparent are allowed to a height of four feet though they must be maintained to permit clear and unobstructed view; and
 - c. Pruning is required for trees with an overhang less than seven feet above the street elevation (measured for the elevation of the adjoining sidewalk) in the clear view area.
- (2) A clear-view area shall also be maintained at the intersection of a street and a private drive within a triangular area formed by a diagonal line connecting the line of the curb of the street and the line of the edge of the private drive at points 20 feet from the projected intersection of such lines. In order to maintain this clear view, the standards outlined in (a), (b) and (c) above shall apply.

(Ord. No. 99-09 Renumbered 03/23/1999)

7-2-118. FENCES.

- (1) A six-foot fence may be constructed on or within property lines, as shown on the official plats maintained in the Office of the Salt Lake County Recorder, in side and rear yards. This shall include side yards of corner lots, provided clear view of intersections can be maintained as outlined in Section 7-2-111. Residential fencing materials include vinyl, masonry, wrought iron style (metal), wood, live plant material (hedges), and chain-link. Fencing shall be of materials originally intended for fencing and shall not include materials intended for other purposes. Residential fencing materials which are excluded are metal panels, barbed or razor wire, and livestock fences. Livestock fencing is permitted in an agricultural zone or with residential non-conforming use of animals, when associated with the containment of animals.
- (2) In front yards, a 20-foot setback from the front property line shall be maintained for fences over four feet in height. Fences four feet or less in height, which are at least 50 percent transparent, may be allowed up to the front property line or, if sidewalk exists, up to the sidewalk. No solid fence over ~~two~~ three feet in height shall be allowed closer than 20 feet to the front property line.
- (3) Residential properties along arterial streets (66-foot right of way width or greater) may adhere to either of the following regulations:
 - a. Hedges shall be permitted up to the front property line or if a sidewalk exists, up to the edge of the sidewalk. Hedges shall exclude poisonous, noxious, thorn-bearing, and fruit-bearing plant materials. Hedges shall not be limited in height but shall be trimmed and maintained and shall not be permitted to grow into the public right of way, or

- b. Fences or walls shall be no taller than six feet in height and shall be setback a minimum of ten feet from the front property line. The ten foot front setback area between the public right of way and the fence or wall shall be maintained with landscaping that contains a minimum of 50 percent live plant material and shall be kept weed free.
- (4) Fence Height. Where there is a difference in the grade of the properties on either side of a fence or wall, the height of the fence or wall shall be measured from the average grade of the higher property. Average grade shall be established based on elevations of finish grade within 5 feet of the proposed fence line. When a retaining wall exists at the property line, fence height may be measured from the higher side of the wall. A sound wall may exceed the height standards when constructed next to a major arterial street or freeway.
- (5) Fire Hydrants. When a fire hydrant is located on or near a property line, it shall be given a clear buffer area around the hydrant of at least three feet in order to promote easy access to the plug for fire protection. A fire hydrant shall not be enclosed by fencing.
- (6) When requested, the Zoning Administrator may grant a waiver or modification of any height requirements of this section upon finding that the waiver or modification will not circumvent the intent of the requirements. Any person may appeal the Zoning Administrator's decision pursuant to Section 7-18-104. If the Zoning Administrator so desires, he may submit the request for a waiver or modification directly to the Board of Adjustment for their determination.
- (7) All fences shall be maintained in good condition, at all times, by the owner or occupant of the property. Fence maintenance shall meet the following standards:
- a. The fence must be free of damage, breaks or missing components or parts.
 - b. Areas of the fence that are leaning more than 20 degrees from vertical, buckling, sagging or deteriorating must be repaired or replaced with materials and color similar to its original construction.
 - c. The area at the base must be kept free of debris and neatly trimmed.
 - d. Where fencing has been previously painted and there are areas of chipping, peeling, scaling or missing paint equal to or greater than 20% of the fence surface, then the surface must be repainted or stripped of all paint.
 - e. Wrought iron style (metal) fences shall be treated in a manner to prevent rust.

(Ord. No. 99-09 Renumbered 03/23/1999; Ord. No. 01-33 Amended 06/07/2001; Ord. No. 05-08 Amended 02/15/2005)